

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 18 May 2016 at 6.30

pm

in the The Ridgeway, The Beacon, Portway,
Wantage, OX12 9BY



Open to the public, including the press

Present:

Members: Councillors: Sandy Lovatt (Vice-Chairman, in the chair), Eric Batts, Roger Cox, Stuart Davenport, Jenny Hannaby, Anthony Hayward, Bob Johnston, Monica Lovatt (In place of Robert Sharp), Chris McCarthy, Janet Shelley and Catherine Webber

Officers: Abbie Gjoka, Sarah Green, Emily Hamerton, Susan Harbour, Emma Hawthorne and Penny Silverwood

Also present: Councillor Debby Hallett

Number of members of the public: 4

PI.1 Chairman's announcements

The vice-chairman welcomed everyone to the meeting, outlined the procedure to be followed, and advised on emergency evacuation arrangements.

PI.2 Notification of substitutes and apologies for absence

Apologies were received from Councillor Robert Sharp, chairman of planning committee. Councillor Monica Lovatt substituted for Councillor Sharp on the committee and Councillor Sandy Lovatt chaired the meeting.

PI.3 Declarations of pecuniary interests and other declarations

Councillor Bob Johnson was a member of Kennington Parish Council, but had not been present when application P16/V0565/HH had come before committee.

PI.4 Minutes

The minutes of the meeting on 13 April 2016 were approved by the committee and signed by the chairman.

PI.5 Urgent business

There were no items of urgent business.

PI.6 Statements and petitions from the public on planning applications

The list showing parish councils, members of the public, agents and ward councillors that had registered to speak on planning applications was tabled at the meeting.

PI.7 Statements, petitions and questions from the public on other matters

None.

PI.8 Materials

P16/V0197/DIS – **Barnett Road, Steventon**
– Materials approved

P16/V0698/DIS – **Land to the west of Didcot Power Station, Sutton Courtenay Lane**
– Materials deferred for assessment at next committee to seek further visualisations and images of the proposed materials and seek more in-keeping materials and colours.

P16/V0917/DIS – **Land west of Hyde Copse, Marcham**
– Materials delegated for assessment to officer level in consultation with the local members to seek better quality roof tiles more in-keeping with the character of the area.

PI.9 P16/V0508/FUL 56 Hurst Rise Road, Cumnor Hill, Oxford, OX2 9HQ

The officer presented the report and addendum on application P16/V0508/FUL for the demolition of the existing dwelling and associated outbuildings and the erection of two new four bedroom dwellings with associated bin and bike stores at 56 Hurst Rise, Cumnor Hill, Oxford, OX2 9HQ.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

A further 11 objections had been received from the parish and local residents, which are dealt with either in the original report or in the addendum report, which is appended to the main agenda.

Dr Andrew Pritchard, from North Hinksey Parish Council, spoke objecting to the application. His concerns included the following:

- Out of character with the neighbourhood: the proposed development would be the only semi-detached house in the road and contravenes local policies;
- Proposed access to the site is not adequate, and manoeuvring on the site and parking are also inadequate and contravene local policies;
- There is a tree protection order on the large beech tree which is likely to be damaged during demolition of the site.

Jill Cottee, a local resident, spoke in objection to the application and spoke on behalf of other neighbours, her concerns included the following:

- The mass of the building is larger and higher than the existing building;
- Visual amenity, the proposed development will adversely dominate the street;
- It will be the only semi-detached house on the street and is out of character;
- The land is inherently unstable; there are no hydrological statements for this site;
- There are concerns about ingress and egress of the site;
- There is concern about significant trees.

Kieron Roberts from Riach Architects, the agent for the applicant, spoke in favour of the application.

- The proposed development is sympathetic with the character and appearance of the area and has been designed to respect the neighbours and to not impact on their privacy and light;
- Concerns raised by neighbours have been carefully considered by specialist consultants;
- Trees, traffic and highways, and ecology have all been carefully considered.

Ward councillor Debby Hallett spoke in objection to the application.

- Previous applications had been rejected by the Planning Inspector, particularly given the flood considerations;
- This development would dominate the street scene;
- Drainage should not be handled by a condition;
- The site is artificially flat;
- It would be unsafe to proceed without evidence of the flood risks and flood mitigation plans;
- Mature landscaping will need to be cut down.

Planning officer response:

- Character: the proposed building has been designed to look like a single dwelling with an extension and to take account of the slope on the hill. The Planning Inspector had previously considered a much bigger scheme;
- Access and parking: had been assessed by highway officer, there were no continued objections;
- Amenity space: meets requirements;
- Tree protection: forestry officer is satisfied that this can be met by condition;
- Drainage: drainage engineer has reviewed the application and no longer has an objection;
- Previous appeals: these were for schemes which included the neighbouring site, rather than just this site. Paragraph 6.22 of the main report detailed that the drainage issues are on the neighbouring site.

Committee debated this application.

- Each application must be considered on its merits, not previous applications;
- There was a decent amenity space;
- In the absence of a five year land supply the presumption in favour of sustainable development overrides existing policies;
- Condition should be made for hand digging around trees;
- Permitted development rights can be conditioned to be rescinded and a further condition to this effect would be added;

- Amenity space can be enforced for this pair of properties and further enforced through condition 9, to include both hard and soft landscaping;
- Further clarification will be sought at condition stage on materials.

A motion, moved and seconded for approval with an additional condition restricting permitted development rights and a strengthened condition 9 to include hard and soft landscaping, was declared carried on being put to the vote.

RESOLVED (10 for 1 abstention)

To grant planning permission, subject to the following conditions:

1. Commencement three years - full planning permission;
2. Approved plans;
3. Slab level details to be submitted;
4. Material details to be submitted;
5. Tree protection details to be submitted;
6. Badger mitigation details to be submitted;
7. Access and parking to be in accordance with plan;
8. Cycle stores to be provided in accordance with plan;
9. Boundary details, including planting (hard and soft landscaping) to be submitted;
10. Detailed sustainable surface water drainage scheme to be submitted;
11. Permitted development rights removed, classes A to D.

PI.10 P16/V0350/O 37 Robsart Place, Cumnor, OX2 9QT

The officer presented the report and addendum on application P16/V0350/O for the outline application for the construction of a single dwelling at 37 Robsart Place, Cumnor, OX2 9QT.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

All matters are reserved so this is an application in principle.

There were no public speakers or ward councillors to address this item.

The committee considered the application and discussed it with information from the officers.

- The space is very constrained, but siting of the property could be further considered when it comes back for consideration of reserved matters;
- There is sufficient amenity space according to the indicative plan.

A motion, moved and seconded for approval, was declared carried on being put to the vote

RESOLVED (11 to nil)

To grant outline planning permission subject to the following conditions:

1. Content of reserved matters;
2. Date for submission of reserved matters;
3. Time limit – outline applications;

4. Approved plan;
5. Submission of drainage details (surface and foul).

PI.11 P16/V0445/HH 51 Curtis Avenue, Abingdon, OX14 3UL

The officer presented the report on application P16/V0445/HH for the rear two storey extension and adjoining first floor addition over existing single storey previous extension (enclosed porch to replace canopy) at 51 Curtis Avenue, Abingdon, OX14 3UL

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

There were no public speakers or ward councillors present for this meeting.

The committee discussed the application with advice from the officers

- The proposed application is in line with policy and guidance, despite being rather cramped;
- The closest neighbours do not object.

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED (11 to nil)

To grant planning permission, subject to the following conditions:

1. Commencement three years - full planning permission;
2. Approved plans;
3. Materials in accordance with the application;
4. Car parking in accordance with plans.

PI.12 P16/V0023/HH - Pook's, 121 Cumnor Hill, Oxford, OX2 9JA

The officer presented the report on application P16/V0023/HH for the erection of a two bay car shed/garage (retrospective) Pook's, 121 Cumnor Hill, Oxford, OX2 9JA.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

There were no public speakers or ward councillors to address this item.

The committee discussed this item with advice from the officers.

- This was a retrospective application;
- Very little was visible from the road;
- Any further development would be subject to planning permission.

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED (11 to nil)

To grant planning permission.

PI.13 P16/V0565/HH 10 Manor Grove, Kennington, Oxford, OX1 5QY

The officer presented the report, and addendum, on application P16/V0565/HH for the demolition of the current lean to garage extension and replacement with single story extension to existing bungalow at Manor Grove, Kennington, Oxford, OX1 5QY.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

There were no public speakers or ward councillors to address this item.

The parish council objected as two conditions which they put forward were not included. Officers considered these not to be reasonable but they would be added as informatives: these were that materials for the development to be stored within the boundary of the site and that any damage to highways and footpaths would need to be repaired.

The ward councillor, Bob Johnston, spoke confirming that the reason for the parish council's wish for conditions was because of the number of students for Matthew Arnold school which passed this site.

The committee discussed the application with advice from the officers.

A motion, moved and seconded for approval, was declared carried on being put to the vote.

RESOLVED

To grant planning permission, subject to the following conditions:

1. Time limit - full application;
2. Approved plans;
3. Materials in accordance with the application.

Informatives

- Materials for the development should be stored within the boundary of the site;
- Any damage to highways and footpaths should be repaired.

The meeting closed at 7.55 pm